GENERAL NOTES

- I. All work shall be in conformance with all applicable codes including but not limited to those listed in "Project Data," and to include all the requirements of other agencies having jurisdiction.
- 2. All work shall be done in accordance with AIA General Conditions Documents A-201, the edition attached to the Construction Contract.
- 3. Examination of the site and portions thereof which affect this work shall be made by the General Contractor, who shall compare existing conditions with the contract documents and satisfy him/herself as to the existing conditions under which work is to be performed. Contractor shall at such time ascertain and verify the locations of existing structures.
- 4. The contract documents describe design intent, and are not intended to be all inclusive. Contractor is responsible for the means and methods to provide complete operational systems & installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them.
- 5. Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such coordination.
- 6. Contractor shall verify all dimensions, elevations and conditions at the site, confirm that the work is buildable as shown, and notify Architect in writing of any discrepancies prior to proceeding with any and all work in question.
- 7. All dimensions are to finish face of concrete, centerline of steel, face of stud or casework unless otherwise noted. Dimensions noted as "CLR" must be precisely maintained. Dimensions are not adjustable without architect's approval unless noted as "+/-". Verify dimensions marked "V.I.F." prior to commencement of construction, and notify architect of any inconsistencies.
- 8. All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or conditions unless otherwise noted.
- 9. "Align" shall mean to accurately locate finish faces in the same plane.
- 10. The contract documents are complementary. What is shown or referred to partially or whole on any shall be provided as though shown on all.
- 11. Do not scale drawings. Dimensions shall govern. Drawings at a large scale shall take precedence over drawings of a small scale. Details shall govern over plans and
- 12. Contractor shall verify layout of partitions, doors, electrical outlets, data and telephone outlets, light fixtures, and switches with Architect prior to proceeding with construction. Contractor shall verify that no conflicts exist in locations of any mechanical, telephone, data, electrical, lighting, plumbing, and sprinkler equipment (to include, but not limited to all piping, ductwork and conduit) and that all required clearances for installation and maintenance are provided.
- 13. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the Owner at the expense of the Contractor.
- 14. All work listed, shown, or implied on any contract document shall be supplied and installed by the Contractor, except where noted otherwise.
- 15. In case of conflict between the architect's and engineer's drawings in the location of materials and/or equipment, architectural drawings shall govern. The Contractor shall notify the Architect immediately of such conflict.
- 16. All manufactured articles, materials, and equipment shall be installed, connected, erected, cleaned, and conditioned per the manufacturer's instructions. In case of differences between manufacturer's instructions and the contract documents, the

contractor shall notify the architect before proceeding with the work in question.

- 17. All work noted "By Others" or "N.I.C." shall be provided by owner or under separate contract. Submit to the architect and owner schedule requirements for this "other" work in the construction progress schedule and coordinate as required to assure orderly sequence of installation.
- 18. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a daily basis and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting any finished areas in or outside the job site. Burning of debris on site shall not be permitted.
- 19. Contractor shall not proceed with any work requiring additional compensation beyond the contract amount without authorization from the architect or owner's representative. Failure to obtain authorization shall invalidate any claim for additional
- 20. Provide fireblocking at all ceilings, floors, furred-down ceilings, soffits, and concealed draft openings per CBČ 708.2.1 Fireblocking shall not exceed 10 ft. max. in both vertical and horizontal directions.
- 21. To the best of our knowledge, this building complies with California Disabled Access Requirements, Title-24, Chapter 2, Disabled Access Requirements on Entrance, Path of

Travel to Restrooms, Disabled Access Requirements in Restrooms, Parking, etc.

- 22. Street trees shall be provided per SFPC 143, SFPWC Article 16, An ADA compliant grate shall be provided at each tree well.
- 23. Glazing on all windows shall be recessed a minimum of 4 inches from the adjacent wall plane. Mirrored glass or deeply timed glass is not permitted. Only clear glass or lightly tinted glass shall be used.
- 24. Parking garage doors & vents shall be solid or designed and constructed so as to completely screen parking areas & their light sources from the street and from adjacent
- 25. Space for the collection and storage of recyclable materials which meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level.
- 26. No general advertising signs are part of this project.
- 27. Contractor to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand and other material; and sweep surrounding streets and sidewalks during demolition, construction and at least once per day to reduce particulate emissions. Contractor is responsible for keeping the site free of litter and graffiti during construction.
- 28. Non-potable water is required to be used for dust control activities. Contractor to obtain reclaimed water from the Clean Water Program.
- 29. Contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as prohibition of idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.
- 30. Site soils shall be tested for lead per SFHC Article 22A. A Site Mitigation Plan shall be developed if determined warranted by the San Francisco Department of Public Health.
- 31. Conntractor to provide Sprinkler and Fire Alarm system as required.

GENERAL ARCHITECTURAL NOTES

- I. PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER 2007
- CALIFORNIA BUILDING CODE. 2. AT ALL HABITABLE AREAS, RECEPTICLE OUTLETS ARE TO BE
- INSTALLED IN THE FOLLOWING LOCATIONS:
- I. AT I2" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS. 2, ANY WALL SPACE 2 OR MORE FEET WIDE,
- -AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", ANDLOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A
- -IN ANY HALLWAY MORETHAN 10' IN LENGTH,
- -ADJACENT TO EACH BATHROOM BASIN LOCATION. GROUND FAULT CIRCUT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
 - -GARAGE
 - -BATHROOMS -ALL KITCHEN COUNTERTOPS
 - -ALL EXTERIOR RECPTICLES
- -ALL UNFINISHED BASEMENT AREAS -WITHIN 6 FEET OF WET BAR SINKS
- 4. KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL
- APPLIANCE CIRCUTS. 5. LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUT FOR
- LAUNDRY APPLIANCES.
- 6. BATHROOM RECPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
- 7. PROVIDE A MINIMUM 100 SO, IN, MAKE-UP AIR GRILL TO SERVE DRYER. 8. WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL
- BE CERAMICTILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
- 9. ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARETO BE MOISTURE RESISTANT. 10. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH
- ALL DOORS TO SHOWER SWINGING OUTWARD. II. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF
- FLOOR AREA AND ENCOMPASS A 30" DIA, CIRCLE.
- 12. ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS. 13. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING
- DEVICES. 14. ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE
- FOLLOWING: I, A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE
- 2.THETOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSINGOF TREADS
- AND LANDINGS. 3, INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA, CANNOT PASS THROUGH
- 4. HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS. 5, HANDGRIP SURFACE SHALL BE 1-1/4" to 1-1/2" IN CROSS SECTION OR A SHAPE
- THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE. 6. HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL
- SURFACE.. 7. A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE
- GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. 15. OPENINGS BETWEEN BALUSTERS SHALLBE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- 16. SPARK ARRESTERS ARE TO BE INSTALLED AT ALL FIREPLACE FLUE TERMINATIONS AS PER 2007 CALIFORNIA BUILDING CODE. PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER 2007 CALIFORNIA
- BUILDING CODE. 17. PROVIDE UNDER FLOOR VENTILATION AT ALL SUB AREAS AS PER 2007 CALIFORNIA BUILDING CODE.
- 18. PROVIDE MIN. 18" X 24" ACCESS TO ALL UNDER FLOOR AREAS PER 2007 CALIFORNIA BUILDING CODE.
- 19. PROVIDE ATTIC ACCESS WITH A MIN, OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER 2007 CALIFORNIA BUILDING CODE.
- 20. THE GARAGE WALLS AND CEILING SHALL BE FITTED WITH 5/8" TYPE "X" GYP. BD. OR SIMILAR TO PROVIDE A ONE HOUR CONSTRUCTION ASSEMBLY AT THE GARAGE SIDE ONLY AS PER 2007 CALIFORNIA BUILDING CODE.
- 21. AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE
- WINDOW THAT COMPLIES WITH 2007 CALIFORNIA BUILDING CODE., EACH 22. RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUMCLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING
- 23. WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORETHAN 44" ABOVETHE FLOOR. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
- I. GLAZING IN EGRESS OR EGRESS DOORS 2, GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
- 3, GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE
- EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. 4. GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT., EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED
- TOP EDGE IS LESSTHAN 36" ABOVETHE FLOOR, AND THERE IS ONE OR MORE 24. WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING. ALL PLUMBING, MECHANICAL, ELECTRICAL, SITE WORK, SHALL BE DESIGN-BUILD BY GENERAL CONTRACTOR,

SHEET INDEX:

ARCHITECTURAL:

- INDEX, GENERAL NOTES, LOCATION MAP,
- EXISTING SITE PLAN / STREET PHOTO
- EXISTING FLOOR PLAN AND ELEVATIONS
- DEMOLITION PLAN AND ELEVATIONS
- FLOOR PLANS
- A3.1 ELEVATIONS A3.2 **ELEVATIONS**
- BUILDING SECTION / WINDOW INFORMATION

PROJECT DIRECTORY

ARCHITECTURAL DRAWINGS

Richard Vaterlaus, AIA Acme Architectural Group 883 Island Drive, Suite 200 Alameda CA 94502 510.521.0578 office 510.521.0579 fax

APPLICABLE CODES:

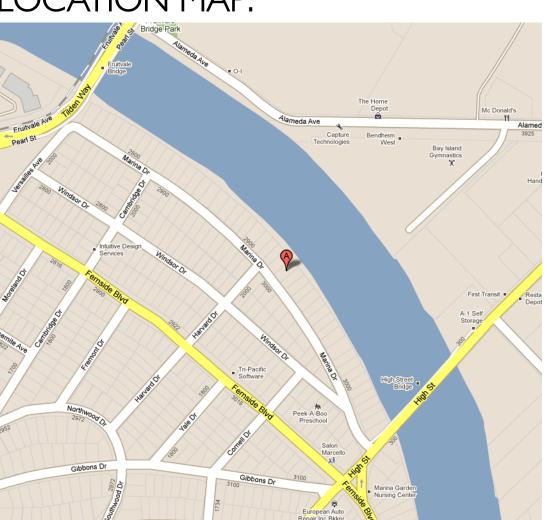
2010 CBC AMEDMENTS AND 2010 CITY OF SAN LEANDRO AMENDMENTS 2010 CALIFORNIA FIRE CODE

2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA ELECTRICAL 2008 ENERGY EFFICIENCY STANDARDS

2010 CALIFORNIA MECHANICAL CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

LOCATION MAP:



AERIAL MAP:



PROJECT INFORMATION

PROJECT ADDRESS: 3009 MARINA DRIVE, ALAMEDA CA 9450 I

APN NUMBER: 69-130-248-1

PROJECT DESCRIPTION: FIRST AND SECOND FLOOR RESIDENTIAL ADDITION AND REMODEL

LOT SIZE:

5,638 SQ. FT.

EXISTING **BUILDING AREA**: 1,638 SQ. FT (FIRST FLOOR)

> 811 SQ. FT (SECOND FLOOR) 2,449 SQ. FT. (TOTAL EXISTING BUILDING AREA)

PROPOSED ADDITION: 320 SQ. FT (FIRST FLOOR)

> 630 SQ. FT (SECOND FLOOR) 1,958 SQ. FT (FIRST FLOOR)

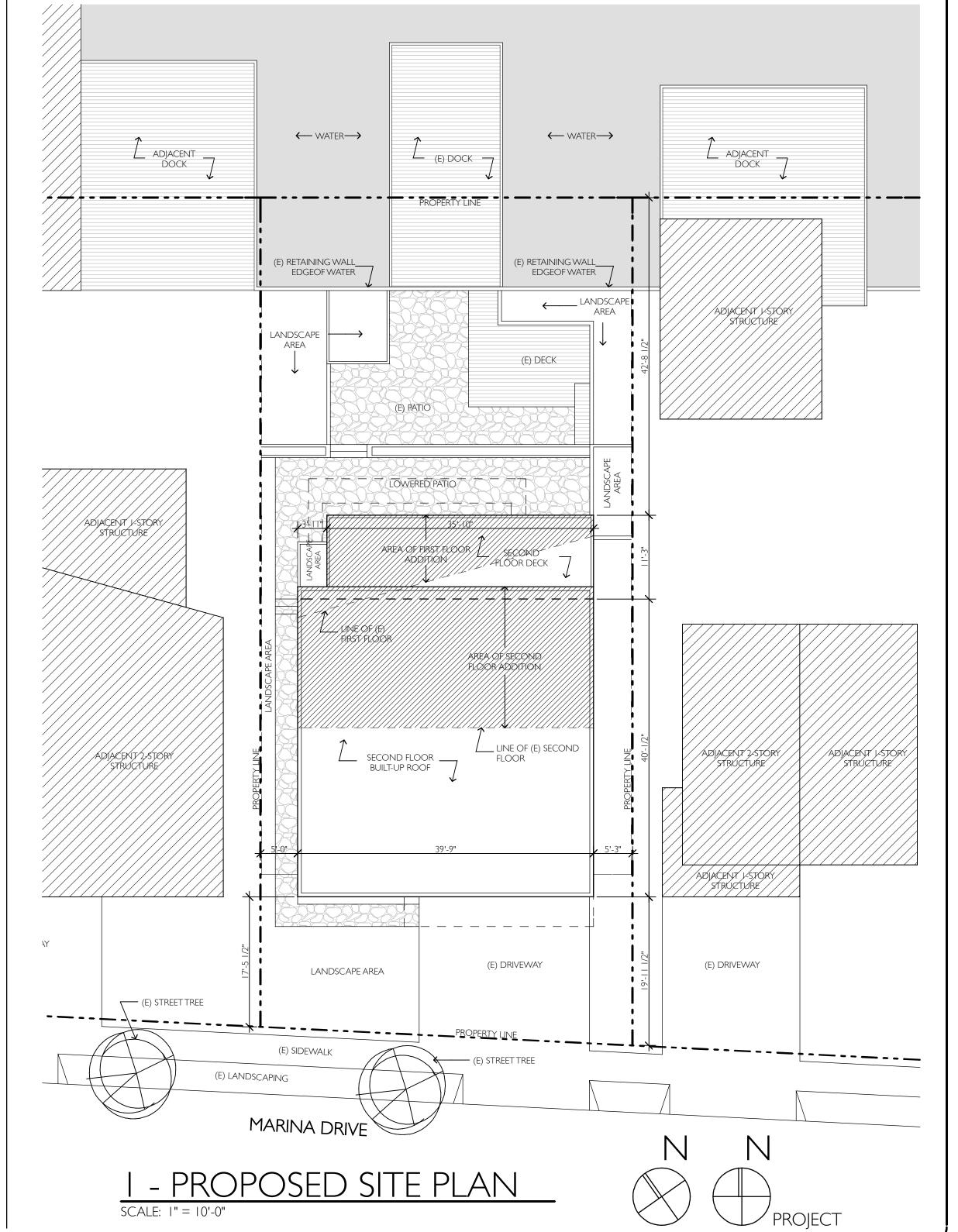
1,441 SQ. FT (SECOND FLOOR)

3,399 SQ. FT. (TOTAL PROPOSED BUILDING AREA)

TENANT OCCUPANCY: GROUP R-3 RESIDENTIAL

NEW BUILDING AREA:

PROPOSED BUILDING TYPE: TYPE V-B / NON-SPRINKLERED



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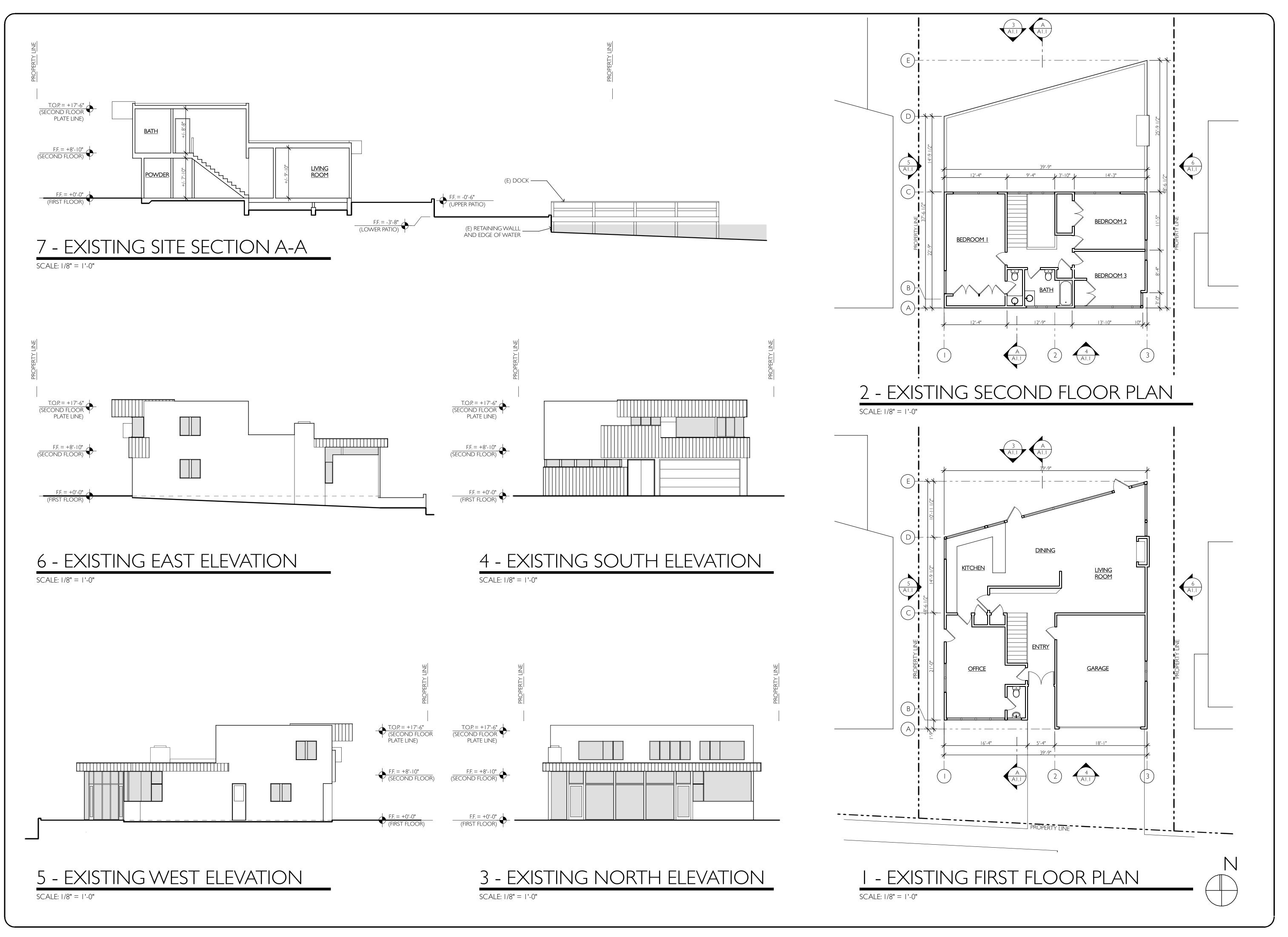
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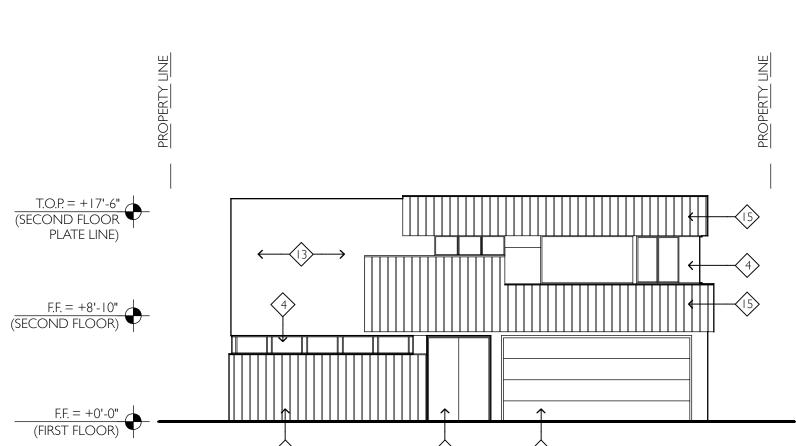
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EXISTING WINDOW SCHEDULE (ALL WINDOWS TO BE REMOVED OR REPLACED) NUMBER MANUFACTURER NOTES SIZE W X H GLAZING MATERIAL 2'-6" X 1'-4" HOPPER CUSTOM WOOD SINGLE PANE EXISTING TO BE REMOVED D2 HOPPER CUSTOM WOOD (4) 2'-6" X 1'-4" SINGLE PANE EXISTING TO BE REPLACED (2) 2'-0" X 3'-6" CASEMENT CUSTOM SINGLE PANE EXISTING TO BE REPLACED D4 4'-0" × 5'-10" FIXED / CASE WOOD SINGLE PANE EXISTING TO BE REMOVED D5 9'-4" X 5'-10" **FIXED** CUSTOM WOOD SINGLE PANE EXISTING TO BE REMOVED EXISTING TO BE REMOVED D6 2'-2" × 5'-10" CASEMENT CUSTOM WOOD D7 5'-6" X 9'-6" FIXED CUSTOM WOOD EXISTING TO BE REMOVED SINGLE PANE D8 3'-4" X 9'-6" FIXED CUSTOM WOOD SINGLE PANE EXISTING TO BE REMOVED **FIXED** 9'-0" X 1'-6" CUSTOM WOOD EXISTING TO BE REMOVED SINGLE PANE DI0 1'-6" X 7'-6" CASEMENT CUSTOM WOOD SINGLE PANE EXISTING TO BE REMOVED DH CASEMENT CUSTOM WOOD EXISTING TO BE REPLACED (2) 2'-0" X 3'-6" SINGLE PANE DI2 FIXED $2'-4" \times 4'-0"$ CUSTOM EXISTING TO BE REPLACED WOOD DI3 5'-4" X 4'-0" EXISTING TO BE REPLACED FIXED / CASE CUSTOM WOOD DI4 $7'-6" \times 4'-0"$ **FIXED** CUSTOM WOOD EXISTING TO BE REPLACED SINGLE PANE D15 (3) 2'-0" X 1'-8" CASEMENT CUSTOM WOOD EXISTING TO BE REPLACED SINGLE PANE D16 CUSTOM (2) 2'-0" X 3'-8" CASEMENT WOOD EXISTING TO BE REPLACED SINGLE PANE 4'-10" X 3'-8" **FIXED** WOOD SINGLE PANE EXISTING TO BE REMOVED D18 CASEMENT EXISTING TO BE REMOVED (2) 2'-0" X 3'-8" CUSTOM WOOD SINGLE PANE D19 CASEMENT EXISTING TO BE REMOVED (4) 2'-0" X 3'-8" CUSTOM WOOD D20 (2) 2'-0" X 3'-8" CASEMENT CUSTOM WOOD EXISTING TO BE REMOVED SINGLE PANE D21 CASEMENT CUSTOM 4'-10" X 3'-8" WOOD SINGLE PANE EXISTING TO BE REMOVED



DEMOLITION PLAN KEY NOTES

 $\langle i \rangle$ (E) PARTITION TO BE REMOVED - TYP.

(E) WINDOW TO BE REMOVED AND REPLACED

(E) FIREPLACE AND CHIMNEY TO BE REMOVED.

(8) DEMOLISH (E) RAISED FLOOR BEYOND DASHED LINE.

(E) OVERHEAD GARAGE DOORTO BE REMOVED AND REPLACED

285.1 LINEAR FEET

223.4 LINEAR FEET

508.5 LINEAR FEET

146.6 / 508.5 = 28.9%

(E) STAIRS AND RAILING TO BE REMOVED.

(6) (E) PLUMBING FIXTURE TO BE REMOVED

(I) REMOVE (E) ROOF AND STRUCTURE

(12) REMOVE (E) OVERHANG ELEMENT

(14) REMOVE (E) BOARD AND BATTEN

(E) BOARD AND BATTEN TO REMAIN

(E) DOOR TO BE REMOVED

(9) DEMOLISH (E) MILLWORK

(13) REMOVE (E) STUCCO

DEMOLITION CALCULATIONS

LENGTH OF WALLS (FIRST FLOOR)

LENGTH OF WALLS (TOTAL HOUSE)

LENGTH OF WALLS (SECOND FLÓOR)

LENGTH OF WALLS REMOVED (FIRST FLOOR)

LENGTH OF WALLS REMOVED (TOTAL HOUSE)

TOTAL PERCENTAGE OF WALLS REMOVED:

LENGTH OF WALLS REMOVED (SECOND FLOOR) 56.1 LINEAR FEET

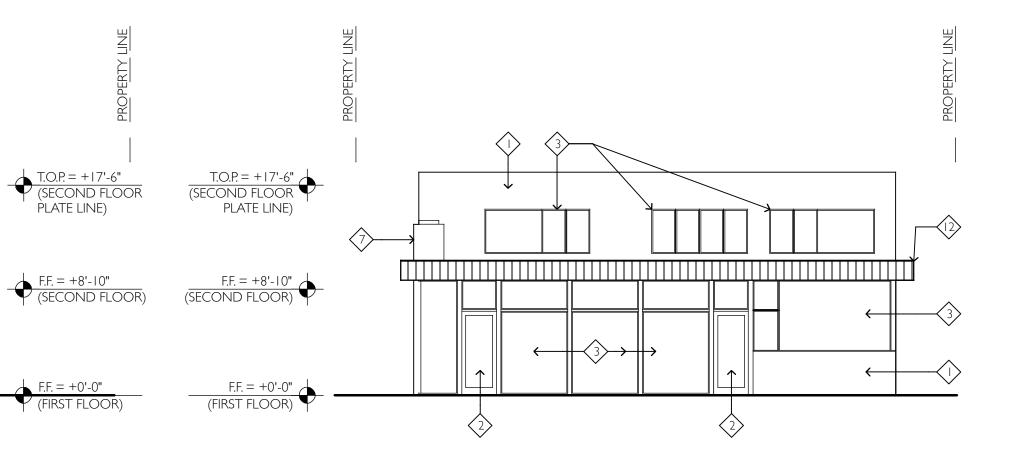
 $\langle 3 \rangle$ (E) WINDOW TO BE REMOVED

6 - EAST ELEVATION (DEMO)

SCALE: 1/8" = 1'-0"

 $\frac{\text{T.O.P.} = +17'-6"}{\text{(SECOND FLOOR}}$

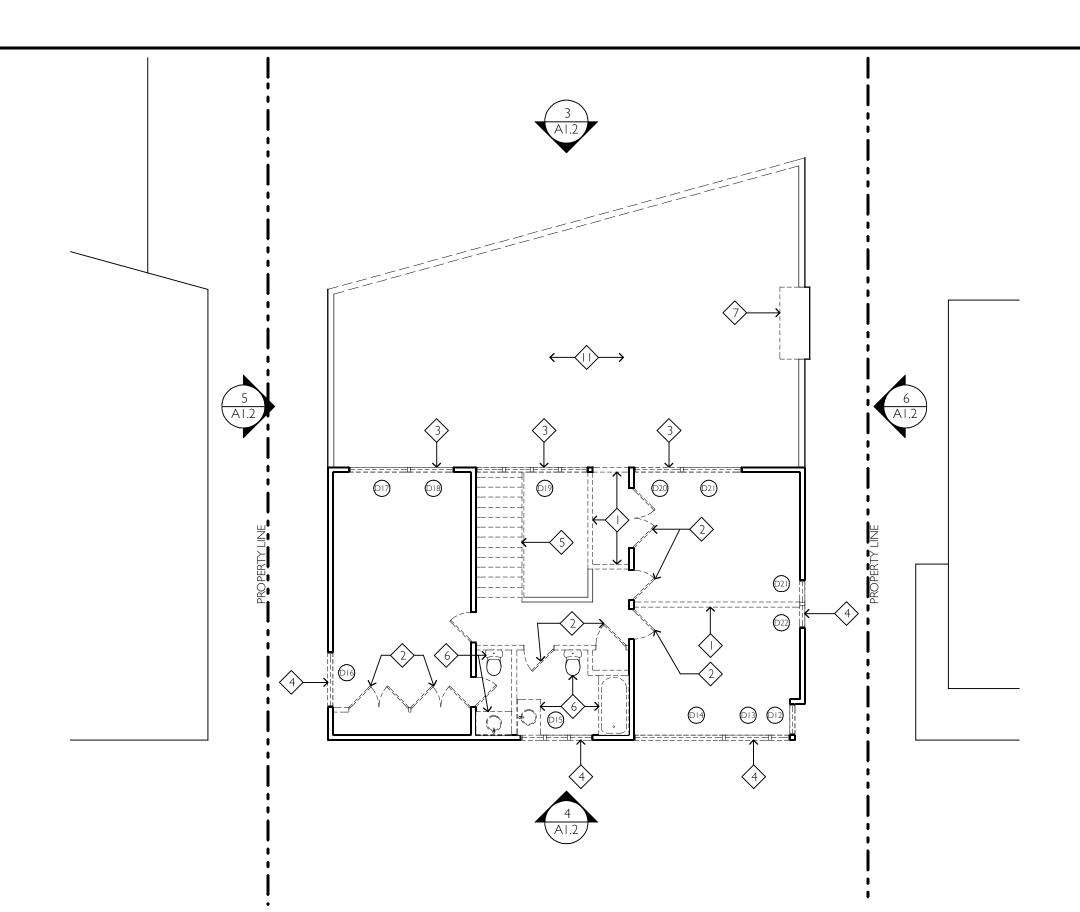
4 - SOUTH ELEVATION (DEMO)



5 - WEST ELEVATION (DEMO)

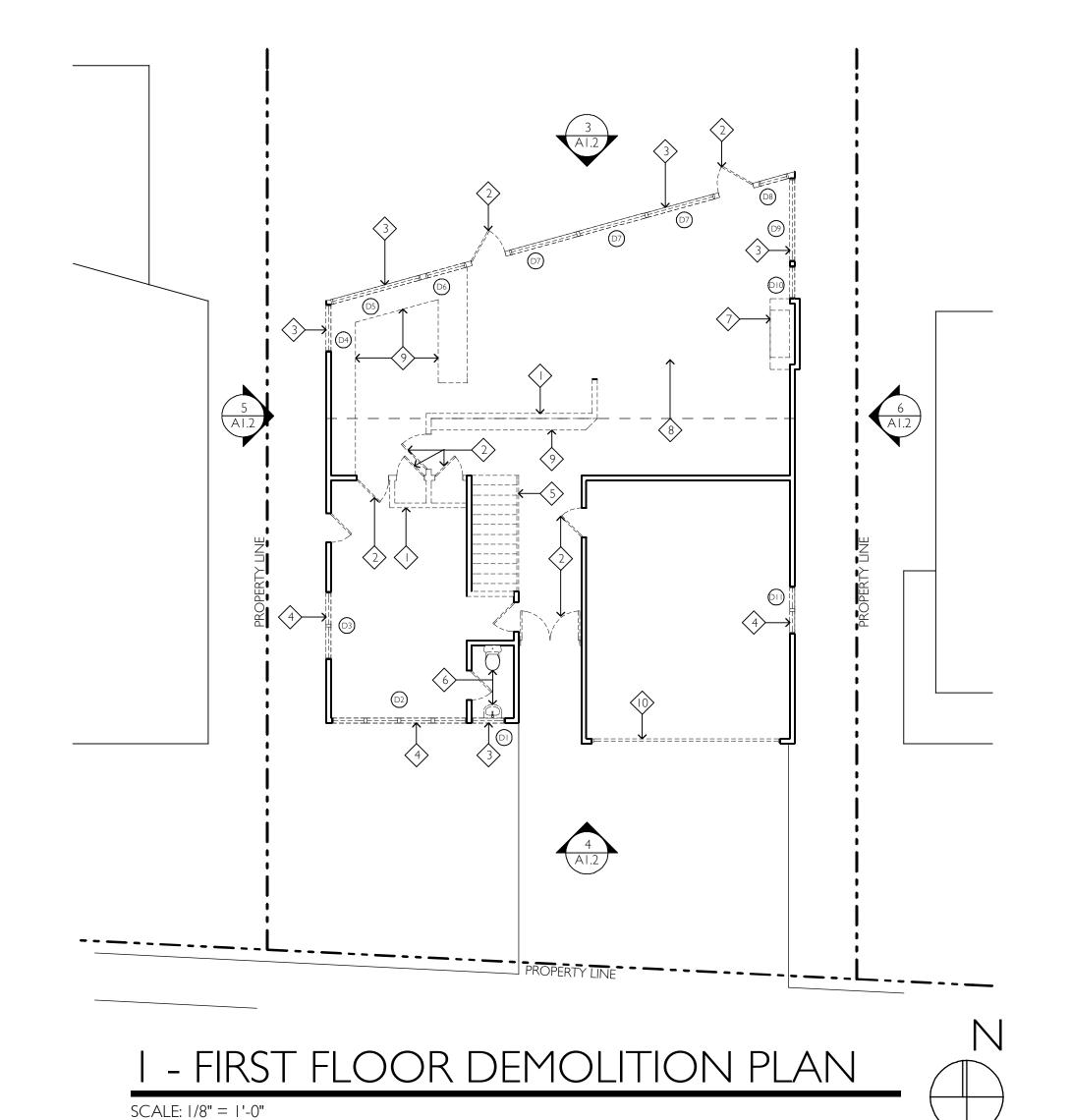
SCALE: 1/8" = 1'-0"

3 - NORTH ELEVATION (DEMO) SCALE: 1/8" = 1'-0"



2 - SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



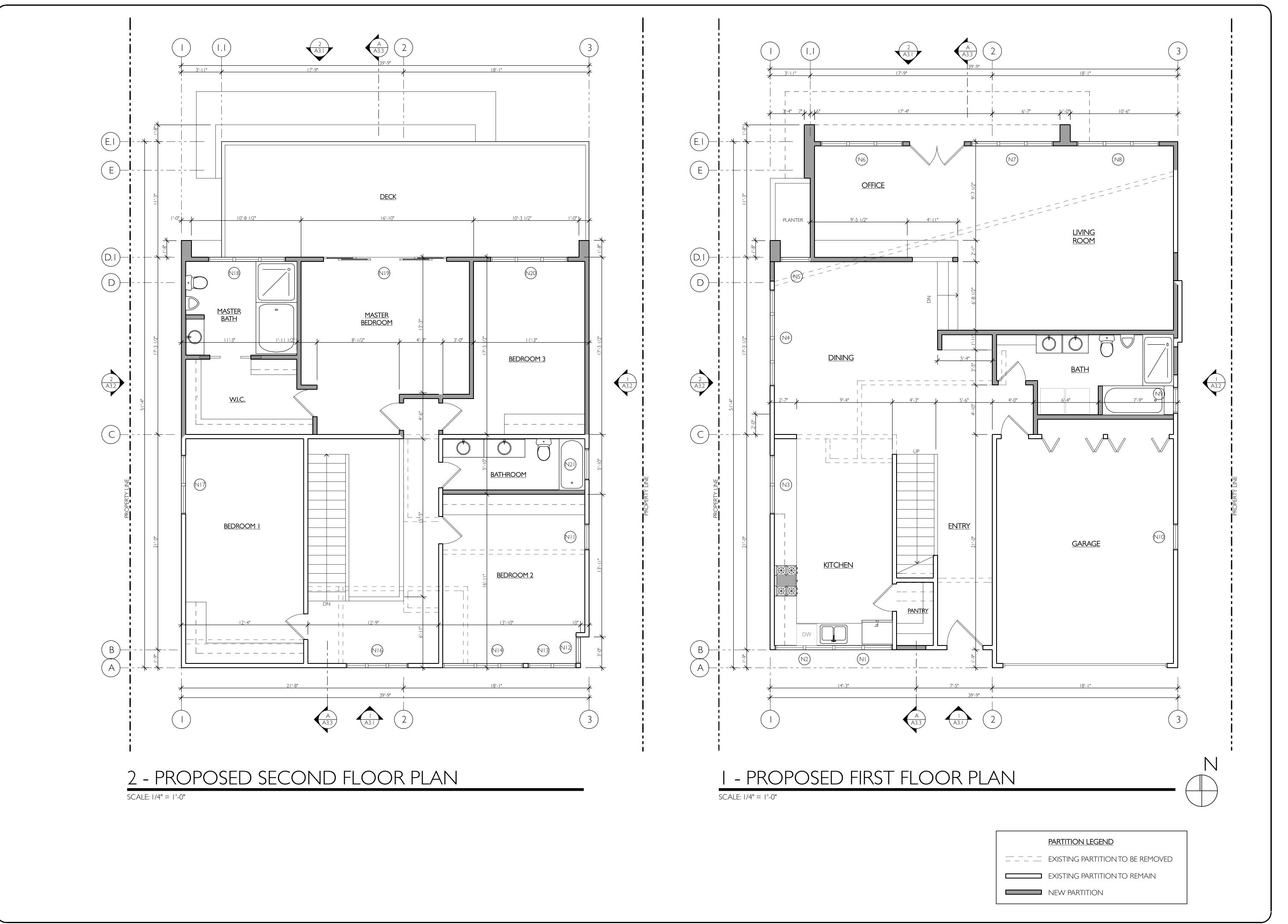
ACME ARCHITECTURAL GROUP

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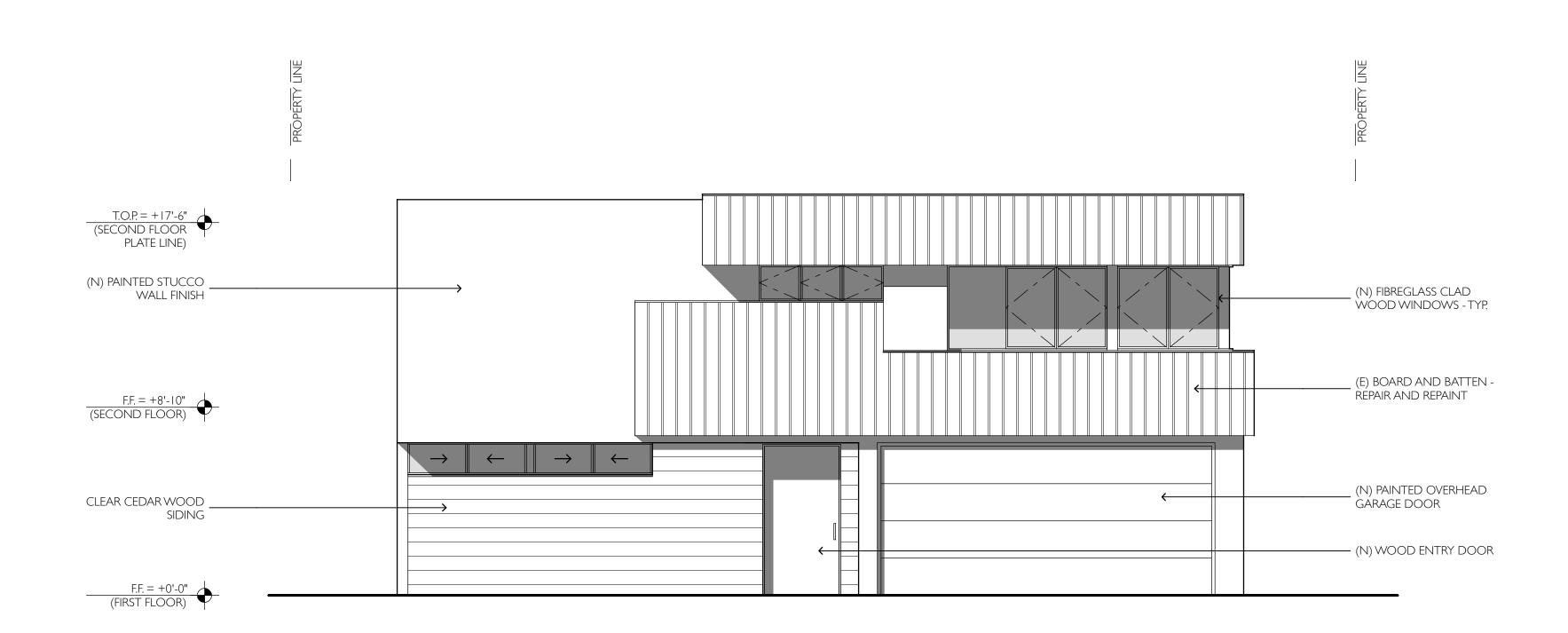
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PROPOSED WINDOW SCHEDULE

NUMBER	SIZEW X H	TYPE	MANUFACTURER	MATERIAL	GLAZING	NOTES
NI	5'-6"X I'-6"	GLIDER	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N2	5'-6"X I'-6"	GLIDER	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N3	5'-0" × 3'-6"	GLIDER	MARVIN INTEGRITY	F.G./WOOD	LOW -E	
N4	(4) 2'-4" × 5'-0"	DOUBLE HUNG	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N5	2'-4" × 5'-0"	DOUBLE HUNG	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N6	(3) 2'-8" × 8'-0"	GLIDER	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N7	(3) 2'-8" × 8'-0"	GLIDER	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
N8	(3) 2'-8" × 8'-0"	GLIDER	MARVIN INTEGRITY	F.G./WOOD	LOW -E	
N9	2'-6" × 5'-8"	FIXED / CASE	MARVIN INTEGRITY	F.G./WOOD	LOW -E	
NI0	2'-6" × 5'-8"	FIXED / CASE	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
NII	'- 0" × 4'-0"	FIXED	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
NI2	(2) 2'-4" X 4'-0"	CASEMENT	MARVIN INTEGRITY	F.G./WOOD	LOW -E	ESCAPE WINDOW
NI3	(3) 2'-4" X 4'-0"	CASEMENT / FIXED	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
NI4	(3) 2'-0" X I'-8"	CASEMENT	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	
NI5	5'-0" × 3'-6"	GLIDER	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	ESCAPE WINDOW
EI6	(3) 2'-6" × 5'-0"	CASEMENT / FIXED	MARVIN INTEGRITY	F.G./WOOD	LOW -E	
EI7	12'-0" × 7'-6"	FIXED / SGD	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	ESCAPE WINDOW
E18	(3) 2'-6" × 5'-0"	CASEMENT / FIXED	MARVIN INTEGRITY	F.G. / WOOD	LOW -E	ESCAPE WINDOW
E19	2'-6" × 1'-6"	AWNING	MARVIN INTEGRITY	F.G./WOOD	LOW -E	
E20	2'-6" × 4'-6"	CASEMENT / FIXED	MARVIN INTEGRITY	F.G./WOOD	LOW -E	



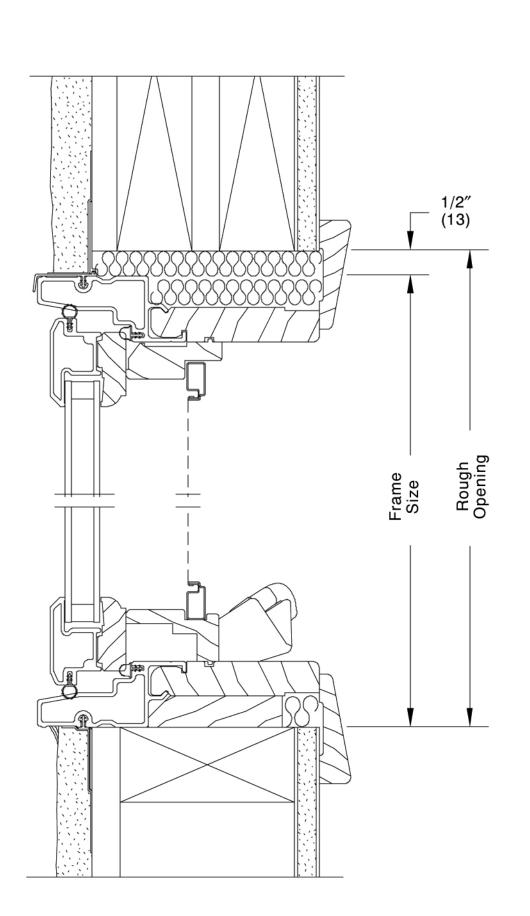
- PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 - PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL WINDOW DETAIL

SCALE: NTS

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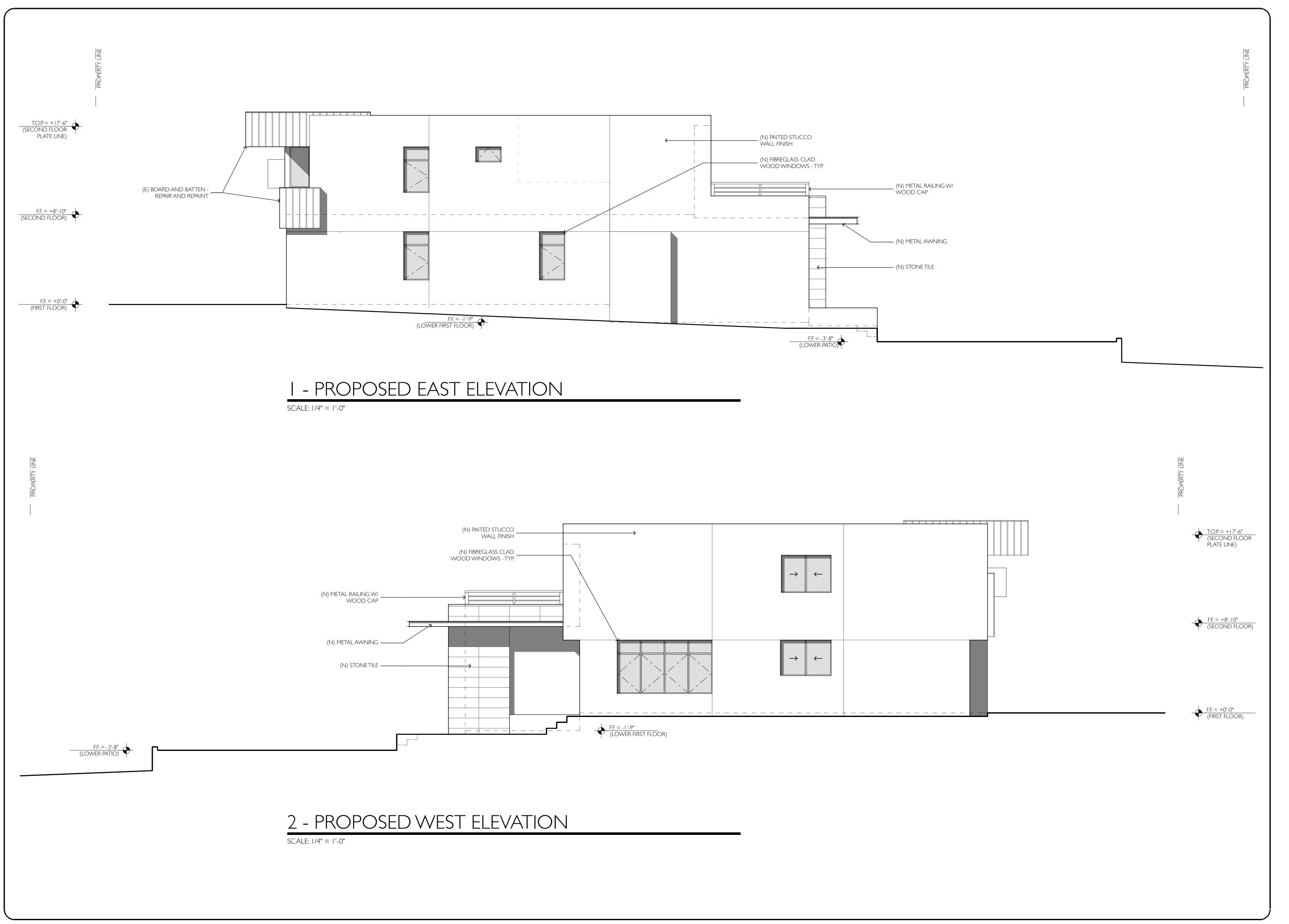
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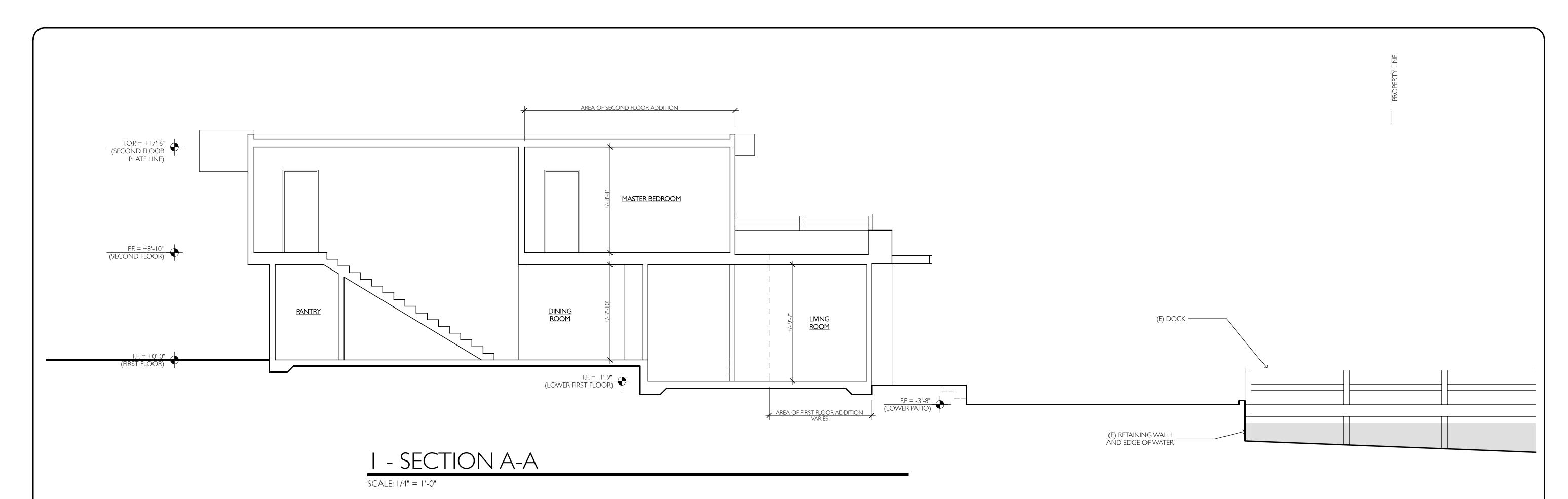
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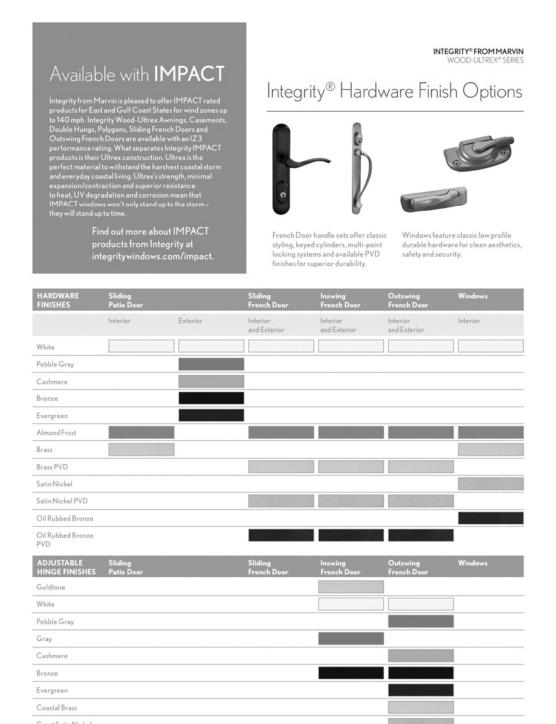
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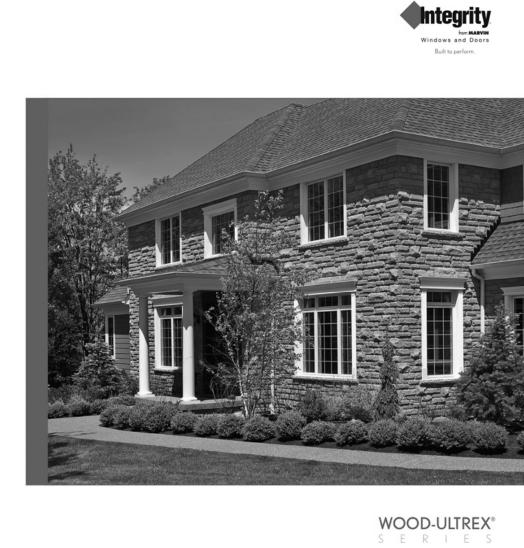
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MARVIN INTEGRITY WINDOW PRODUCT LITERATURE

SCALE: NTS

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